

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: ELKADER
Local Government Number: 22G184

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ELKADER COMBINED URBAN RENEWAL	22019	4

TIF Debt Outstanding: 1,760,719

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	331,811
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	331,811

Rebate Expenditures:	66,492
Non-Rebate Expenditures:	216,278
Returned to County Treasurer:	0
Total Expenditures:	282,770

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	49,041	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 1,428,908

Urban Renewal Area Data Collection

Local Government Name: ELKADER (22G184)
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL
 UR Area Number: 22019

 UR Area Creation Date: 08/1994

 UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ELKADER CITY/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM	22103	22091	8,217,183
ELKADER CITY AG/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM	22104	22121	0
ELKADER CITY/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	22126	22127	1,575,153
ELKADER CITY AG/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	22136	22137	26,334

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,911	0	3,601,171	7,894,895	0	0	11,554,977	0	11,554,977
Taxable	26,334	0	3,241,054	7,105,406	0	0	10,372,794	0	10,372,794
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2015:**

0

0

**Amount of 07-01-2015 Cash Balance
Restricted for LMI**

TIF Revenue: 331,811
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 331,811

Rebate Expenditures: 66,492
 Non-Rebate Expenditures: 216,278
 Returned to County Treasurer: 0
Total Expenditures: 282,770

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2016:**

49,041

0

**Amount of 06-30-2016 Cash Balance
Restricted for LMI**

Projects For ELKADER COMBINED URBAN RENEWAL

2009 Johnson Industrial Park Improvements

Description:	pave Miller Street, C & G on Johnsons Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Reimer Street extension

Description:	extend Reimer St. for new assisted living center, improve existing portion of Reimer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Street improvements-Johnson Park

Description:	the refinanced debt from previous projects to construct streets within Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Mobile Track Solutions Developers Agreement

Description:	payments to Mobile Track Solutions for new facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Elkader Nursing Home Developers agreement

Description:	payments to Elkader Nursing Home for new assisted living unit
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ELKADER COMBINED URBAN RENEWAL

re-fi'd 2004 loan

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	270,000
Interest:	8,302
Total:	278,302
Annual Appropriation?:	No
Date Incurred:	11/01/2010
FY of Last Payment:	2017

Reimer St improvement

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	270,000
Interest:	32,152
Total:	302,152
Annual Appropriation?:	No
Date Incurred:	11/01/2010
FY of Last Payment:	2022

Miller Street project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	280,000
Interest:	20,428
Total:	300,428
Annual Appropriation?:	Yes
Date Incurred:	02/01/2012
FY of Last Payment:	2022

Mobile Track Solutions rebate

Debt/Obligation Type:	Rebates
Principal:	579,837
Interest:	0
Total:	579,837
Annual Appropriation?:	Yes
Date Incurred:	07/14/2008
FY of Last Payment:	2022

Elkader Nursing home rebate

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	Yes
Date Incurred:	07/12/2010
FY of Last Payment:	2022

Non-Rebates For ELKADER COMBINED URBAN RENEWAL

TIF Expenditure Amount:	42,650
Tied To Debt:	Reimer St improvement
Tied To Project:	Reimer Street extension
TIF Expenditure Amount:	32,728
Tied To Debt:	Miller Street project
Tied To Project:	Street improvements-Johnson Park
TIF Expenditure Amount:	140,900
Tied To Debt:	re-fi'd 2004 loan
Tied To Project:	Street improvements-Johnson Park

Rebates For ELKADER COMBINED URBAN RENEWAL

Mobile Track Solution

TIF Expenditure Amount:	66,492
Rebate Paid To:	Mobile Track Solutions
Tied To Debt:	Mobile Track Solutions rebate
Tied To Project:	Mobile Track Solutions Developers Agreement
Projected Final FY of Rebate:	2022

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TIF Taxing District Data Collection

Local Government Name: ELKADER (22G184)
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL (22019)
 TIF Taxing District Name: ELKADER CITY/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM
 TIF Taxing District Inc. Number: 22091
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,235,308	7,894,895	0	0	9,130,203	0	9,130,203
Taxable	0	0	1,111,777	7,105,406	0	0	8,217,183	0	8,217,183
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	871,179	8,217,183	8,217,183	0	0

FY 2016 TIF Revenue Received: 277,997

TIF Taxing District Data Collection

Local Government Name: ELKADER (22G184)
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL (22019)
 TIF Taxing District Name: ELKADER CITY AG/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM
 TIF Taxing District Inc. Number: 22121
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0		0	0	0	0	0	0
Taxable	0	0		0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ELKADER (22G184)
Urban Renewal Area:	ELKADER COMBINED URBAN RENEWAL (22019)
TIF Taxing District Name:	ELKADER CITY/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM
TIF Taxing District Inc. Number:	22127
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,365,863	0	0	0	2,365,863	0	2,365,863
Taxable	0	0	2,129,277	0	0	0	2,129,277	0	2,129,277
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	790,710	1,575,153	1,575,153	0	0

FY 2016 TIF Revenue Received: 53,814

TIF Taxing District Data Collection

Local Government Name:	ELKADER (22G184)
Urban Renewal Area:	ELKADER COMBINED URBAN RENEWAL (22019)
TIF Taxing District Name:	ELKADER CITY AG/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM
TIF Taxing District Inc. Number:	22137
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,911	0	0	0	0	0	58,911	0	58,911
Taxable	26,334	0	0	0	0	0	26,334	0	26,334
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	29,086	26,334	26,334	0	0

FY 2016 TIF Revenue Received: 0